

**City of Eau Claire  
Plan Commission Minutes  
Meeting of July 31, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Klinkhammer, Brenholt, Larsen, Pederson, Seymour, Radabaugh; Ms. Ebert

Staff Present: Messrs. Tufte, Ivory, Noel, Genskow

The meeting was chaired by Ms. Ebert.

1. **REZONING (Z-1605-17) – TR-1A to R-1P, LaSalle Street, McKinley Road**  
**PRELIMINARY PLAT (P-6-17) – Highclere Estates**

Mr. Tufte presented a request to rezone property from TR-1A to R-1P and to adopt a general development plan to allow a reduced front yard setback and to approve the preliminary plat for a 50-acre single-family plat. The Comprehensive Plan guides this land for single-family homes. Most of the surrounding property has R-1 zoning and the site is heavily wooded. Property to the east, north and south is residential and there is a middle school to the west. Proposed are 70 lots, with six outlots, mainly for stormwater needs. The general development plan has 25 foot front yard setbacks since there are steep slopes in the back of the lots. This is common practice for other similar hilly subdivisions. Steep slopes of excess of 20 percent grade are not developable. A new street extension of McKinley Road from LaSalle Street will serve the development. It will loop through and its southern extension may connect to 33<sup>rd</sup> Avenue in the future. A temporary cul-de-sac will be needed at this location. The point where the road crosses over a 20 percent slope will need an Urban Sewer Service Area amendment from the DNR. A development agreement will be needed for public improvements.

Cody Filipczak with C & M Homes stated he will be building homes with Ashley Construction in the \$300 thousand average home price range. He believed, from demand, that the northern part of the city needs more of this housing stock. More people are looking for move-up housing. The overall density will be 17 percent lower than Princeton Valley's. Woods will be preserved as much as possible for a selling point. He will provide erosion control methods on lots. They will build a beautiful development and build-out could be two years.

Sean Bohan with Real Land Surveying stated they met with staff to make improvements to LaSalle Street and McKinley Road as a 4-way intersection. Road grades will be around 12 percent design but there is a water utility line on top of the northernmost ridge so they are not able to cut the hill down but will need to backfill. Five outlots will be for stormwater needs, and rain runoff discharge will mainly flow to the east. He stated the runoff calculations have been completed and peak runoff will actually be reduced. Volume will be controlled by infiltration methods and flow rates slowed by ponding. These methods will improve water quality. There will be a 15-inch pipe to convey water offsite as well along LaSalle Street.

Diane Melnyk at 3706 Freedom Drive stated when they moved to their property she was told that the adjacent land was undevelopable due to a steep slope requirement and environmentally sensitive areas. She was concerned about added stormwater runoff affecting basements, loss of species habitat, and air quality problems with trees being cut down. She

voiced concerns about the development's density and the one access into the site for traffic and emergency response. She asked to delay the project and provided several City plans in defense.

Steve Danielson at 1210 Red Maple Ridge stated he used to live next to the proposed plat and said there are water runoff problems in that area. Basements in adjacent homes have flooded numerous times. He also did not want the tranquility and natural state of the area disturbed.

George Melnyk at 3706 Freedom Drive stated stormwater runoff is a concern. The proposed lots are not very big and the homes appear to be small. He was worried about the one main access for emergency and traffic flow. More traffic could cause commuter delay and problems for children playing. There are many Pileated Woodpeckers in the area and the environmentally sensitive areas need to be preserved. He stated there are so many issues that the project needs to be reconsidered and perhaps only half of the land built on.

Mr. Genskow stated the pipe capacity along LaSalle Street and release rate is sufficient since runoff will go to the Hwy. 312 holding pond. There is also a 60-inch pipe to convey water. Extending McKinley Road through the plat will help to intercept runoff, but adjacent backyards to the east will need to be protected. Developer drainage plans, at least to the 100 year rainfall event average, still need to be submitted. The West Central WI Regional Planning Commission and DNR will need to issue a Type 4 Sewer Service amendment. Princeton Valley did receive a 30 percent steep slope amendment in the past. He was not sure if these agencies have their own public input opportunities.

Robin Holmes at 2524 W. Princeton Avenue stated the adjacent lots will be smaller and their view will be hindered. The one exit is a concern with up to 140 cars coming in and may impact children playing. She had concerns with flooding of basements and drainage control.

Christopher Solberg at 3205 Northstar Drive wanted measures to address water runoff to the west since homes already have sump pumps running 24 hours a day. He wanted the wooded area better preserved and wondered if the added population will affect the schools.

Mr. Brenholt stated he is concerned about the lack of final details for traffic and drainage.

Mr. Larsen stated he is satisfied with the pending approvals on drainage.

Mr. Pederson stated the traffic should not be a problem with a controlled intersection.

Mr. Radabaugh moved to recommend approval of the rezoning and preliminary plat. Seconded by Mr. Pederson and the motion carried. Mr. Brenholt voted nay.

## 2. **Stormwater and Parcel Grading Ordinance Amendment**

Mr. Genskow presented an ordinance amendment to consolidate stormwater and parcel grading requirements to conform with state requirements. The DNR has reviewed the standards and they are compliant with the City's MS4 permit. Title 19 now lists all the standards for stormwater design, water quality standards, and 2014 revised rainfall amounts from NOAA.

Rainfall amounts for a 100 year event went up. There will be a grading plan required for 15,000 square foot lots, up to an acre. A review fee will be charged. The new standards include best management practices (BMPs). Professional certification of BMPs is required so they get built the way they were designed. Required maintenance will be needed for more sophisticated BMPs.

No one spoke at the public hearing.

Mr. Klinkhammer moved to recommend approval of the ordinance amendment. Seconded by Mr. Pederson and the motion carried.

3. **CONDITIONAL USE PERMIT (CZ-1710) – Home Occupation Hair Salon, 2117 Bordeaux Court**

Mr. Tufte presented a request to allow a home occupation for a hair salon in an R-1 zoning district at 2117 Bordeaux Court. The use will have one employee and clients would come by appointment, with one customer per appointment.

Applicant, Sali Bluse at 2117 Bordeaux Court, spoke in support of the home business. They recently purchased the home and she has been a licensed hair stylist for over 30 years. She informed her neighbors about the proposed use and they were supportive.

Mr. Klinkhammer moved to approve the conditional use permit. Seconded by Mr. Granlund and the motion carried.

4. **EASEMENT – Electrical Underground Distribution Easement, Jeffers Road Park**

Mr. Genskow presented a request to provide a 10 foot easement for Xcel Energy. The easement will be along County Line Road to the south and then southward along Jeffers Road on the west. The secondary electric line is for serving the Gateway Industrial Park. The line will be buried. There are no conflicts with park improvements.

No one spoke at the public hearing.

Mr. Klinkhammer moved to recommend approval of the easement. Seconded by Mr. Brenholt and the motion carried.

5. **SITE PLAN (SP-1707) – Warehouse and Manufacturing facility, 1202 Western Avenue**

Mr. Tufte presented a request to approve a site plan for a new 23,000 square foot warehouse and manufacturing facility at 1202 Western Avenue. The site has been cleared and storage will be located inside the new building. If there becomes outside storage it needs to be screened per City code. There is a proposed fence that needs to be located on their property and not in city right-of-way (ROW). There are 14 parking stalls proposed and a re-alignment of the driveway is needed. Street trees can be planted in the ROW if approved by the City Forester.

Applicant, Bruce Mohns Jr. with Lien & Peterson Architects stated they will move the fence to their property. He had no concerns with the conditions of the staff report.

No one spoke at the public hearing.

Mr. Pederson moved to approve the site plan subject to staff report conditions. Seconded by Mr. Klinkhammer and the motion carried.

6. **DISCUSSION/DIRECTION**

A. Code Compliance Items

None.

B. Future Agenda Items

None.

C. Additions or Corrections to Minutes

None.

7. **MINUTES**

The minutes of the meeting of July 17, 2017 were approved.

  
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Craig Brenholt, Secretary